

Chapter 20.31

ZONES AND ZONING MAP

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20.31.010 Zones established.

(1) The following zones are hereby established:

- (a) Greenbelt (GB)
- (b) Residential 1 (R1)
- (c) Residential 2 (R2)
- (d) Residential 3 (R3)
- (e) Residential 4 (R5)
- (f) Residential 5 (R5)
- (g) Residential 6 (R6)
- (h) Residential Mixed-Use (RMU)
- (i) Neighborhood Mixed-Use (NMU)
- (j) Commercial Mixed-Use (CMU)
- (k) Business Professional Mixed-Use (BPMU)
- (l) Downtown Mixed-Use (DMU)
- (m) (Downtown) Gateway Mixed-Use (GMU)
- (n) Commercial Corridor (CC)
- (o) Commercial Heavy (CH)
- (p) Industrial Flex (IF)
- (q) Light Industrial (LI)
- (r) Heavy Industrial (HI)
- (s) Civic Institutional (CI)
- (t) Parks and Recreation (PR)
- (u) Public Facilities (PF)

(2) The following Overlay Districts are hereby established:

- (a) View Protection Overlay District (VPOD)
- (b) Downtown Height Overlay District (DHOD)
- (c) Self-Storage Overlay District (SSOD)

(3) The location and boundaries of the various zones are shown on the city's adopted zoning map and are codified in this title and made a part of this title. Overlay District Boundaries may be shown on the City's adopted zoning map, may be codified elsewhere in this code, or be adopted as a standalone map. Changes in the boundaries of the zones or overlay districts, including application or amendment or interim zoning, shall be made by ordinance adopting or amending the zoning map or alternatively in the case of an overlay district, by amending the standalone overlay district map or code section.

- (4) Maps may be kept electronically in a Geographic Information System (GIS). Copies published online or electronically do not constitute originals. Map originals must be kept on file with the Port Orchard City Clerk and must indicate the date of the adoption and most recent amendment.

20.31.020 Boundary questions.

Where uncertainty exists as to the boundaries of any zone or overlay district, the following rules of construction, listed in priority order, shall apply:

- (1) Where boundaries are indicated as following approximate lot lines, the actual lot lines shall be considered the boundaries.
- (2) Where boundaries are indicated as following lines of ordinary high water, or government meander lines, the lines shall be considered to be actual boundaries. If these lines should change, the boundaries shall be considered to move with them.
- (3) If none of the rules of interpretation described in the above subsections apply, then the zoning boundary shall be determined by map scaling.

20.31.030 Interpretation – Right-of-way.

- (1) Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys shall be considered unclassified.
- (2) Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.
- (3) Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged.

20.31.040 Changes.

No change shall be made to a zoning map except by authority of an amending ordinance. Any changes made otherwise shall be in violation of this title.

20.31.050 Annexed land.

- (1) The City's Comprehensive Plan has predesignated land use and zoning designations for all areas of the Port Orchard Urban Growth Area as shown on the Land Use Map in the Comprehensive Plan and on the City's adopted zoning map. Upon annexation, these predesignated land use and zoning designations shall apply unless the City Council designates some other zoning designation in the annexation ordinance.
- (2) Any lot subdivided under authority of the county and recognized by the county as a buildable lot will, upon annexation to the city, be considered a buildable lot, even though it may be smaller than the city zoning requires for that vicinity and zone.